



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

May 27, 2010

REQUEST: City Council Bill #10-0477/Charles Village Community Benefits District And Management Authority

For the purpose of renewing and continuing the Charles Village Community Benefits District and Management Authority; providing for a special effective date; and generally relating to the activities and authority of the Charles Village Community Benefits District and Management Authority.

RECOMMENDATION: Approval

STAFF: Robert Quilter

PETITIONERS: The Administration on behalf of the Charles Village Community Benefits District and Management Authority

SITE/GENERAL AREA

The Charles Village Community Benefits District is generally bound on the west by Johns Hopkins University Homewood campus and Howard Street, on the north by 33rd Street, on the east by Greenmount Avenue and on the south by 20th Street. The one-hundred block area consists primarily of two- and three-story rowhouses. The area is mostly residential with three commercial areas: 25th and Charles Street, Waverly Main Street along Greenmount Avenue, and the 3100 block of Saint Paul Street.

CONFORMITY TO PLANS

The continued operation of the Charles Village Community Benefits District is in conformance with Baltimore City's Comprehensive Master Plan, specifically:

- LIVE Goal 1, Objective 3: Maintain and create safe, clean, and healthy neighborhoods.
- LIVE Goal 2: Elevate the design and quality of the City's built environment.
- EARN Goal 1: Strengthen identified growth sectors.
- PLAY Goal 1: Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources.

HISTORY

- Ordinance #94-0414, approved July 6, 1994, established the Charles Village Community Benefits District.
- Ordinance #95-679, December, 1995, modified the requirements for the Board of Directors.

- Resolution #98-011, approved May 14, 1998, renewed the Charles Village Community Benefits District for four additional years through June, 2002.
- Resolution by the Mayor and City Council #02-28, approved June 10, 2002, renewed as an interim measure the Charles Village Community Benefits District for one additional year, through June 30, 2003.
- Ordinance #02-0349, approved June 10, 2002, conformed the list of entities represented on the Board of Directors of the Charles Village Benefits District and Management Authority to reflect recent organizational and name changes.
- Ordinance #03-574, approved June 23, 2003, renewed the Charles Village Community Benefits District through June 30, 2006.
- Ordinance #06-012, approved June 14, 2006, renewed the Charles Village Community Benefits District through June 30, 2010.

ANALYSIS

City Council Bill #10-0477 would authorize the Charles Village Community Benefits District and Management Authority to renew and continue for an additional four years, until June 30, 2014.

The Charles Village Community Benefits District (CVCBD) is a one-hundred block area which receives privately provided supplemental security services, along with promotional services. The CVCBD was authorized by ordinance and established by 67% of voters participating in a community-wide voter referendum in 1994. The goal of the CVCBD is to make neighborhoods safer, stronger and better places to live, work and shop. The CVCBD encompasses several neighborhoods: Charles Village, Abell, Harwood, Old Goucher, and parts of Charles North and Remington.

Property owners in the district pay a tax surcharge of twelve cents per \$100 of assessed value. This money has given the management authority an annual budget of roughly \$780,000 in revenue for the current fiscal year. Included in that figure is a \$63,000 contribution from The Johns Hopkins University.

Over the past four years, since the previous renewal was approved, the CVCBD organization has been basically rebuilt. Their focused mission now contains three core services – sanitation, safety and promoting the District. Highlighting the accomplishments of the past four years are the following:

- *A more focused mission* - In 2007, the CVCBD divested their Housing and Economic Revitalization programs and has since concentrated on delivering supplemental sanitation and safety services.
- *Revised By-Laws* - CVCBD recently revised their bylaws to clarify governance issues.
- *Streamlined and Strengthened Administration* - In 2007 and 2008 administrative staff was reduced in order to invest more funds into core services. Beginning in

2006 their financial accounting system was reorganized making it more transparent and easier to understand. This past year a reserve fund of \$50,000 was established in order to make the organization financially healthier. They expect to grow that fund over time.

- *Core Safety and Sanitation Services* – In the past four year period the permanent sanitation staff was increased from 4.5 to 6.5. Every street is now swept weekly. This coming year they expect to increase this staff to 9. Temporary sanitation staff helps sweep streets and remove fall leaves. The Trash Basket Initiative increased the number of daily serviced baskets from 8 to 75. Since 2008 a service agreement with CSX cleans, weeds and controls growth outside of their fenced line on 26th Street, between Howard and Loch Raven. In 2008, a new trash truck was purchased with donations from the Abell Foundation, JHU, Baltimore Community Foundation, Anderson Motors and residents. A Citizens-on-Patrol program was established in 2008 in cooperation with the Northern District Police and the four neighborhood associations. In 2009 a Community Safety Programs Coordinator was hired to develop a community based safety program.
- *Communication and Outreach* – A weekly email Crime Alert reaching 150 recipients was established in 2008. A monthly Grime Report reaching 550 recipients was created in 2009. Two newsletters are mailed out to property owners in Charles Village each year. An updated website and YouTube site continues to inform citizens and provide updates on services, events and meetings.

Based on the refocused mission of the CVCBD – having the three core services of sanitation, safety and promoting the District - staff finds the CVCBD is filling its goals and accomplishing its mission and recommends approval of City Council Bill #10-0477.

The Charles Village Civic Association, Charles Village Community Benefits District, Old Goucher Community Association, Old Goucher Business Partnership, Peabody Heights Resident Homeowners Alliance, Harwood Community Association, Abell Improvement Association, Greater Homewood Community Corporation, Remington Neighborhood Alliance, Better Waverly Community Organization, Waverly Improvement Association, Oakenshawe Improvement Association, Johns Hopkins University, Charles North Community Association, North Charles Village Business Association, North Charles Village PUD DR Committee, Greenway Community Association, Tuscany-Canterbury Neighborhood Association and Barclay Leadership Council have been notified of this bill.

Thomas J. Stosur
Director